

Buildable Vacant Lot Activity

2005 Vacant Lot Highlights

1. There were 1,643 buildable, single-family lots in and around Wichita added to the base inventory and 1,592 building permits issued during 2005. This resulted in a net increase of approximately 51 lots to the area's total supply during 2005.
2. The cumulative supply of single-family building lots in the seven growth areas in and around Wichita increased by 1.4% during 2005 to 3,599.
3. Including the activity of the last 12 months, the Wichita urbanized area currently has a 3.3-year supply of vacant residential building lots, which is up from the previous twelve-month period (3.2 years).
4. The seven urbanized growth sub-areas have a supply of lots ranging from 3.0 years in the Northwest and Southeast areas to 4.3 years in the Southwest area.
5. The largest increase in full service lots was 666 added in the Northwest growth area followed by 365 added to the Northeast

METHODOLOGY

Between the process of subdividing land for new homes and the issuing of a permit to build a home, comes the task of extending services to a residential lot. The services that need to be extended include water, sewer, and roads. **Full service single-family building lots are defined as those lots which are subdivided zoned for single family residential use and have the following municipal services: public water, public sewer and paved streets in place.** Once these services are in place the lot becomes buildable. In other words, the permit to build the house can be obtained.

This section of Development Trends looks at single family residential development within Wichita and the Wichita 2030 Urban Growth Area at the point that land has been zoned, subdivided, and services extended. It does not address infill development due to the difficulty of determining the availability of vacant lots in older core area subdivisions, but tracks the supply of and demand for “full service, single-family building lots” in the major growth areas. Also, it does not address vacant buildable lots in

the small cities or rural areas due to inconsistency of information.

The change in available buildable lots is determined by adding to the number of existing buildable lots (at the beginning of the time period) the number of new residential lots that have had sewer, water, and streets built during the twelve-month reporting period. Then, subtracted from that number are the number of building permits for single family homes on similar lots that were issued during the same time period. This is done because these lots have been “used up” and, hence, are removed from the total remaining inventory of available lots.

The information on municipal services available to vacant residential lots is provided to the Planning Department by the Public Works Department, Engineering Division, of the City of Wichita. Information on the number of single family building permits issued is provided by the City's Office of Central Inspection and the Sedgwick County Code Enforcement Department.

Buildable Vacant Lot Activity

BUILDING LOT INVENTORY

The map, charts, and tables present data on available residential building lots in the Wichita urbanizing, fringe area. Data are displayed geographically at two levels: by each square mile or map section number and the larger aggregated Wichita growth sub-areas (i.e., the North, Northeast, Southeast, South, Southwest, Northwest and Central growth areas of Wichita). Growth (or planning) sub-areas are divisions of

Wichita and its 2030 Urban Growth Area which correspond to the data collection geography used in the Comprehensive Plan.

Tables 7 through 9 give the numerical totals by growth sub-area for 2004 and 2005 plus a five-year average for the years 2000 to 2004. The tables also show the percent change in each growth area for the three variables: lots added, permits issued, and the resulting number of buildable lots at the end of 2005.

TABLE 7

Residential Buildable Lots Added by 2030 Urban Growth Sub-Area				
	2004	2005	% Change	2000-2004
AREA	Jan. - Dec.	Jan. - Dec.	Past 12 Months	5-Year Averages
WICHITA CENTRAL	32	0	-100.0%	20
WICHITA NORTHEAST	352	365	3.7%	338
WICHITA NORTH	89	102	14.6%	66
WICHITA NORTHWEST	810	666	-17.8%	515
WICHITA SOUTHEAST	165	89	-46.1%	215
WICHITA SOUTH	116	175	50.9%	54
WICHITA SOUTHWEST	134	246	83.6%	140
TOTAL	1698	1643	-3.2%	1349

TABLE 8

Residential Building Permits Issued by 2030 Urban Growth Sub-Area				
	2004	2005	% Change	2000-2004
AREA	Jan. - Dec.	Jan. - Dec.	Past 12 Months	5-Year Averages
WICHITA CENTRAL	29	11	-62.1%	21
WICHITA NORTHEAST	448	414	-7.6%	311
WICHITA NORTH	134	90	-32.8%	60
WICHITA NORTHWEST	583	612	5.0%	531
WICHITA SOUTHEAST	187	244	30.5%	196
WICHITA SOUTH	55	96	74.5%	63
WICHITA SOUTHWEST	162	125	-22.8%	125
TOTAL	1598	1592	-0.4%	1306

TABLE 9

Residential Buildable Lots Available by 2030 Urban Growth Sub-Area				
	2004	2005	% Change	2000-2004
AREA	Jan. - Dec.	Jan. - Dec.	Past 12 Months	5-Year Averages
WICHITA CENTRAL	39	28	-28.2%	59
WICHITA NORTHEAST	996	947	-4.9%	982
WICHITA NORTH	218	230	5.5%	195
WICHITA NORTHWEST	1165	1219	4.6%	1015
WICHITA SOUTHEAST	637	482	-24.3%	551
WICHITA SOUTH	201	280	39.3%	181
WICHITA SOUTHWEST	292	413	41.4%	214
TOTAL	3548	3599	1.4%	3197

Buildable Vacant Lot Activity

Table 10 describes the buildable lot supply for each of the Wichita urbanized growth sub-areas. The buildable lot supply is determined by adding to the base (carried over from the previous reporting period), the number of new lots created, then subtracting the number of building permits issued. The supply of lots for all growth areas is 3.16, meaning that if platting and building trends experienced between January 1, 2005 and December 31, 2005 continue at the same rate, then a 3.26-year supply of vacant, developable lots exists in the Wichita urbanized area. This

compares to a 3.16-year supply in 2004.

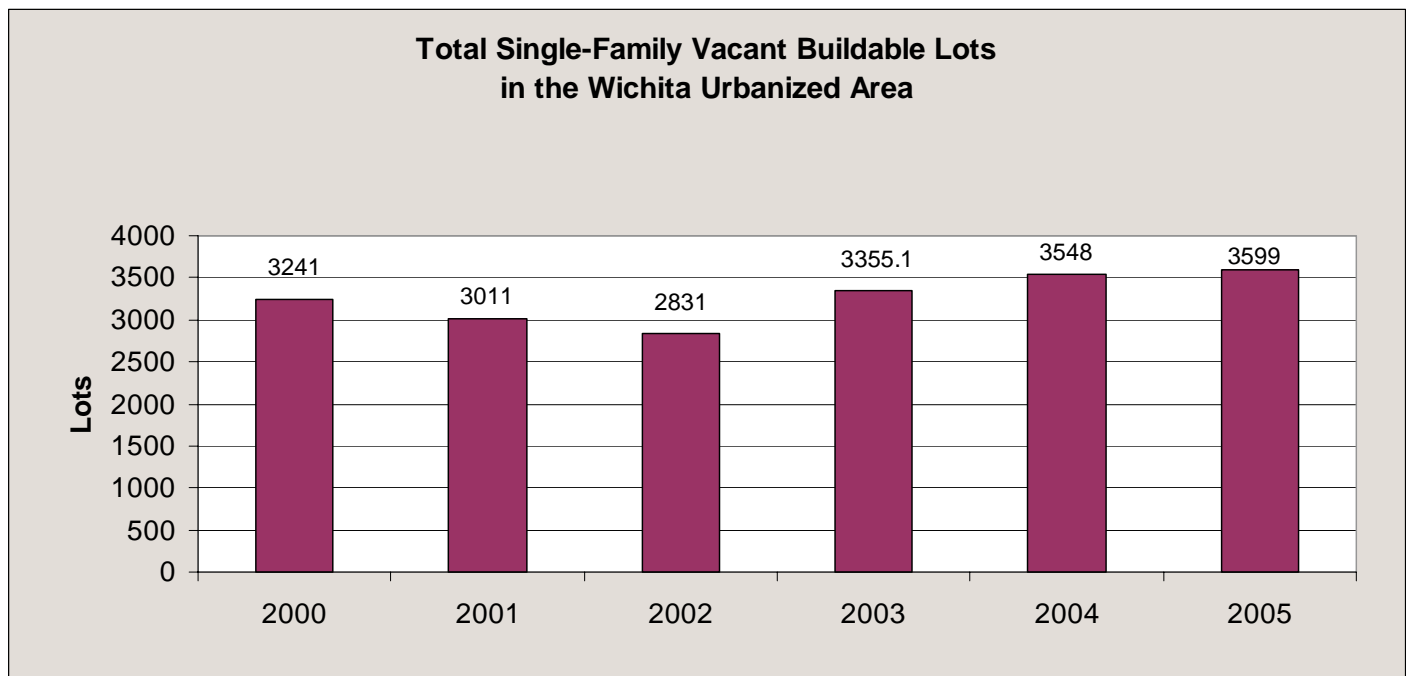
Figure 10 illustrates the number of single-family buildable lots from 2000 to 2005.

Changes in the amount of building activity, by Wichita urbanized growth sub-area, are portrayed in **Figure 11**. This figure shows the number of new lots created, the number of building permits issued and the resulting number of available lots over the past three years.

TABLE 10

2005 Single Family Residential Buildable Lot Supply by 2030 Urban Growth Sub-Area (Wichita Urbanized Area)							
SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-04	SINGLE FAMILY BUILDING PERMITS 1-1-05 TO 12-31-05	SINGLE FAMILY BUILDABLE LOTS ADDED 1-1-05 TO 12-31-05	RESULTING SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-05	GROWTH AREA ANNUAL SUPPLY RATE (in Years) 1-1-05 TO 12-31-05	GROWTH AREA ANNUAL SUPPLY RATE (in Years) 1-1-04 TO 12-31-04	%CHANGE SUPPLY RATE 1-1-05 TO 12-31-05 COMPARED TO 1-1-04 TO 12-31-04	
WICHITA CENTRAL	39	11	0	28	3.55	2.28	55.79%
WICHITA NORTHEAST	996	414	365	947	3.29	3.22	2.06%
WICHITA NORTH	218	90	102	230	3.56	2.63	35.35%
WICHITA NORTHWEST	1165	612	666	1219	2.99	2.95	1.29%
WICHITA SOUTHEAST	637	244	89	482	2.98	4.13	-28.02%
WICHITA SOUTH	201	96	175	280	3.92	4.44	-11.73%
WICHITA SOUTHWEST	292	125	246	413	4.30	2.80	53.92%
TOTAL	3548	1592	1643	3599	3.26	3.16	3.12%

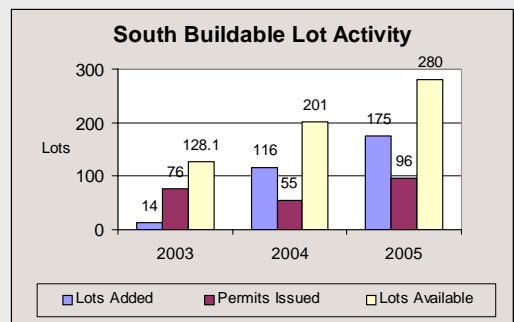
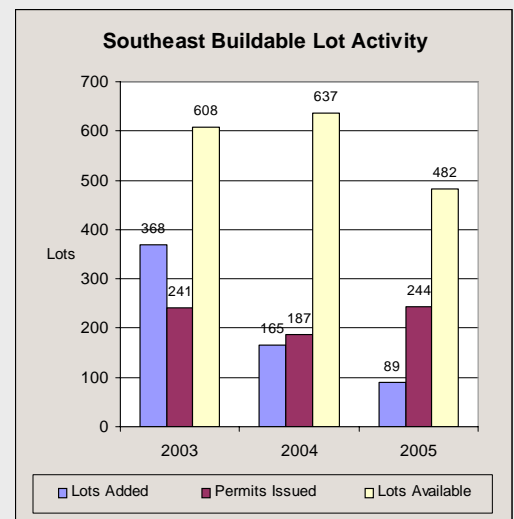
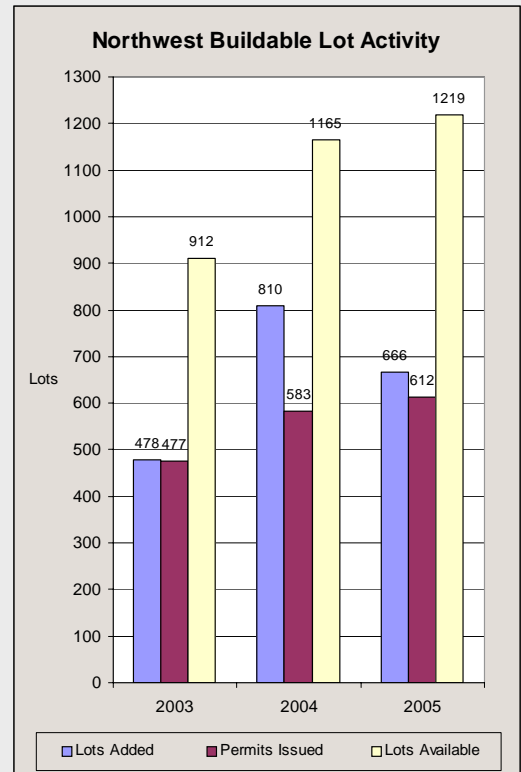
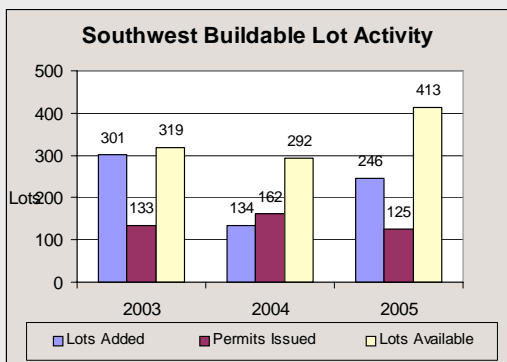
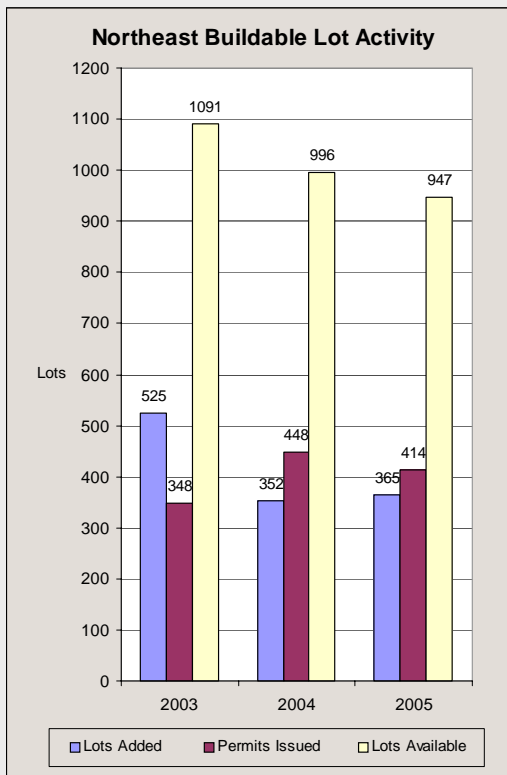
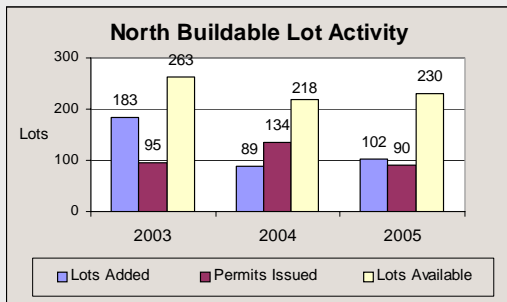
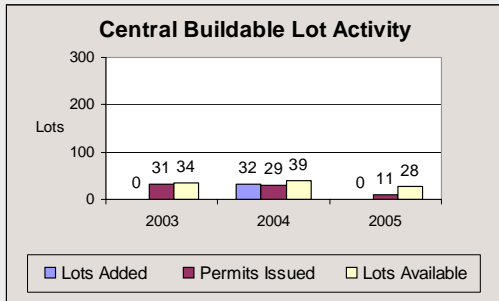
Figure 10



Buildable Vacant Lot Activity

Figure 11

Wichita Area Vacant Buildable Lot Activity by Growth Sub-area



Buildable Vacant Lot Activity

Map section numbers are 4 digit numbers assigned to each square mile in Sedgwick County. The sections surveyed for this report cover 97 square miles of the Wichita urbanized area. No square miles were deleted from the last report even though some do not contain vacant buildable lots. This is because they are in areas where development potential has not been fully realized. Sections 4549, 4645, 4848, 5143, 5255, 5440 have been added for 2005 as a result of activity in those square miles.

Table 11 shows residential lot changes for the surveyed sections during 2004. The table lists

the number of building permits issued and the number of lots added to, or subtracted from, the inventory during the survey period. The table also depicts the percent change in the inventory of buildable lots during the past year.

Figure 12 shows sections with available vacant single-family residential lots. A section with available lots can be identified by following the sequence of numbers in the areas outside of the Wichita Urban Growth Areas. The first two numbers in each section are the east/west coordinate. The second two numbers are the north/south coordinate of the section.

TABLE 11

2005 VACANT SINGLE-FAMILY RESIDENTIAL LOT ACTIVITY
BY WICHITA 2030 URBAN GROWTH SUB-AREA

WICHITA 2030 URBAN GROWTH SUB-AREA	MAP #	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-04	SINGLE FAMILY BUILDING PERMITS	SINGLE FAMILY BUILDABLE LOTS ADDED	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-05	% CHANGE BUILDABLE LOTS 1-1-05 TO 12-31-05	% CHANGE BUILDABLE LOTS 1-1-04 TO 12-31-04	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-03
CENTRAL	5148	32	7		25	0%	--	0
	5247	5	2		3	-40%	-87%	23
	5849	2	2		0	-100%	-82%	11
	Central Total	39	11	0	28	-28%	9%	34
NORTHEAST	5850	24	15		9	-63%	-65%	69
	5851	2			2	0%	-33%	3
	5948	7			7	0%	-13%	8
	5949	0			0	0%	0%	0
	5950	0			0	0%	0%	0
	5951	3			3	0%	0%	3
	5952	60	17		43	-28%	-26%	81
	6049	60	14		46	-23%	-5%	63
	6050	19	6		13	-32%	-14%	22
	6052	7	10	20	17	143%	0%	7
	6053	52	20	52	84	62%	-30%	74
	6149	25	25		0	-100%	33%	18
	6150	0			0	0%	0%	0
	6247	9	4		5	-44%	-40%	15
	6248	108	24	41	125	16%	-6%	115
	6249	51	4		47	-8%	-6%	54
	6250	44	36	57	65	48%	-46%	82
	6347	65	31	18	52	-20%	-32%	96
	6348	16	3		13	-19%	-20%	20
	6349	146	68	43	121	-17%	11%	132
	6350	105	121	134	118	12%	262%	29
	6447	83	7		76	-8%	-14%	97
	6448	41	6		35	-15%	28%	32
	6449	69	3		66	-4%	-3%	71
	Northeast Total	996	414	365	947	-5%	-9%	1091
NORTH	5253	31	9		22	-29%	-24%	41
	5255	NEW		64	64	--	--	--
	5352	0			0	0%	0%	0
	5353	106	9		97	-8%	80%	59
	5650	8	5		3	-63%	-38%	13
	5653	39	48	38	29	-26%	-52%	81
	5751	10			10	0%	0%	10
	5752	24	19		5	-79%	-59%	59
	North Total	218	90	102	230	6%	-17%	263

Continued on Page 20

Buildable Vacant Lot Activity

Continued from Page 19

TABLE 11
2005 VACANT SINGLE-FAMILY RESIDENTIAL LOT ACTIVITY
BY WICHITA 2030 URBAN GROWTH SUB-AREA

WICHITA 2030 URBAN GROWTH SUB-AREA	MAP #	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-04	SINGLE FAMILY BUILDING PERMITS 1-1-05 TO 12-31-05	SINGLE FAMILY BUILDABLE LOTS ADDED 1-1-05 TO 12-31-05	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-05	% CHANGE BUILDABLE LOTS 1-1-05 TO 12-31-05	% CHANGE BUILDABLE LOTS 1-1-04 TO 12-31-04	SINGLE FAMILY BUILDABLE LOTS AS OF 12-31-03
NORTHWEST	4446	20	13		7	-65%	-38%	32
	4546	184	50	43	177	-4%	-6%	196
	4547	106	69	84	121	14%	56%	68
	4548	79	79		0	-100%	-7%	67
	4549	NEW	3	194	191	--	--	--
	4646	10	5		5	-50%	-38%	16
	4647	7	7		0	-100%	-69%	13
	4648	42	15		27	-36%	-24%	55
	4649	0			0	0%	0%	0
	4746	2			2	0%	0%	2
	4747	0			0	0%	0%	0
	4748	0			0	0%	0%	0
	4749	0			0	0%	0%	0
	4750	41	28	36	49	20%	21%	34
	4752	45	16	29	58	--	--	NEW
	4847	5	2		3	-40%	-29%	7
	4848	NEW	15	16	1	--	--	--
	4849	12	1		11	-8%	-8%	13
	4850	22			22	0%	-8%	24
	4851	193	60	74	207	7%	192%	66
	4947	1			1	0%	-67%	3
	4949	55	18	30	67	--	--	0
	4950	48	17		31	-35%	-38%	77
	4951	125	88	77	114	-9%	-2%	128
	4952	80	73	83	90	--	--	NEW
	5047	17	2		15	-12%	89%	9
	5048	4	3		1	-75%	-43%	7
	5050	6	6		0	-100%	-100%	8
	5051	61	42		19	-69%	-30%	87
Northwest Total		1165	612	666	1219	5%	25%	912
SOUTHEAST	6044	8	8		0	-100%	-100%	5
	6045	0			0	0%	0%	0
	6046	0			0	0%	0%	0
	6145	64	76	34	22	-66%	-26%	86
	6146	132	49	44	127	-4%	288%	34
	6245	40	16		24	-40%	14%	35
	6246	37	37		0	-100%	-117%	36
	6345	95	29		66	-31%	-24%	125
	6346	67	13		54	-19%	-12%	76
	6445	59	12		47	-20%	-19%	73
	6446	135	4	11	142	5%	-2%	138
Southeast Total		637	244	89	482	-24%	-4%	608
SOUTH	5143	NEW	12	80	68	--	--	--
	5241	4	1		3	-25%	0%	4
	5242	40	18	19	41	3%	-13%	46
	5244	0			0	0%	0%	0
	5341	55	1		54	-2%	-5%	58
	5342	0			0	0%	-97%	3
	5440	NEW	11	30	19	--	--	--
	5441	54	1		53	0%	0%	0
	5541	0	29	46	17	0%	0%	0
	5542	27	13		14	--	--	NEW
	5643	0			0	0%	0%	0
	5741	11			11	0%	0%	11
	5744	10	10		0	-100%	33%	6
South Total		201	96	175	280.1	39%	48%	128
SOUTHWEST	4645	NEW	24	64	40	--	--	--
	4743	51	18		33	-35%	--	NEW
	4744	60	32	182	210	250%	-43%	106
	4745	71	28		43	-39%	-38%	114
	4844	1	1		0	0%	0%	0
	4845	13	7		6	-54%	-71%	45
	5042	16	1		15	-6%	0%	16
	5043	1			1	0%	-50%	2
	5142	79	14		65	-18%	119%	36
Southwest Total		292	125	246	413	41%	-9%	319
GRAND TOTAL		3548	1592	1643	3599	1%	3%	3355

Full service building lots are defined as single residential lots which have the following municipal services available:
public water, public sewer, and paved streets; and are zoned to allow for construction of single family homes.

FIGURE 12

2005 Vacant Buildable Single-Family Lots in Wichita

